



SCALE: 1/8" = 1'-0"

1

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TUCHSCHER
ENGINEERING GROUP

5318 E. Second Street #539
Long Beach, CA 90803
310.613.9980
www.TEGLosAngeles.com

STAMP

STAMP DATE

DRAWING EXISTING SITE PLAN

PROJECT
MANDEL RESIDENCE
3004 SEQUIT DRIVE
MALIBU, CA 90265

REVISIONS	BY
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PROJECT #: 7-15-824

DATE: 8/31/15

SCALE: 1/8" = 1'-0"

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SHEET 2 OF 7

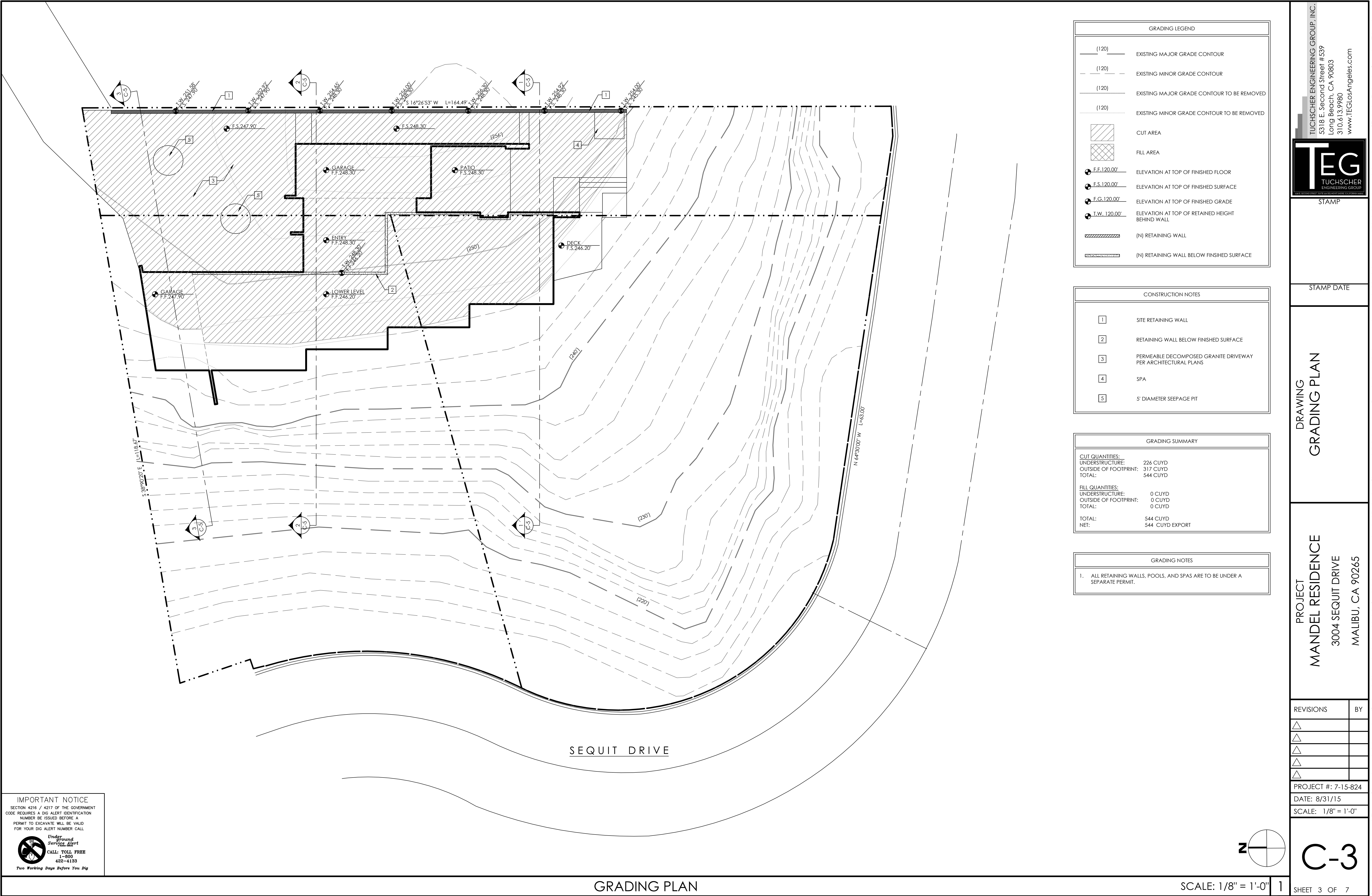
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IMPORTANT NOTICE

SECTION 4216 / 4217 OF THE GOVERNMENT
CODE REQUIRES A DIG ALERT IDENTIFICATION
NUMBER BE ISSUED BEFORE A
PERMIT TO EXCAVATE WILL BE VALID
FOR YOUR DIG ALERT NUMBER CALL

Underground
Service Alert

CALL: TOLL FREE
1-800
422-4193
Two Working Days Before You Dig



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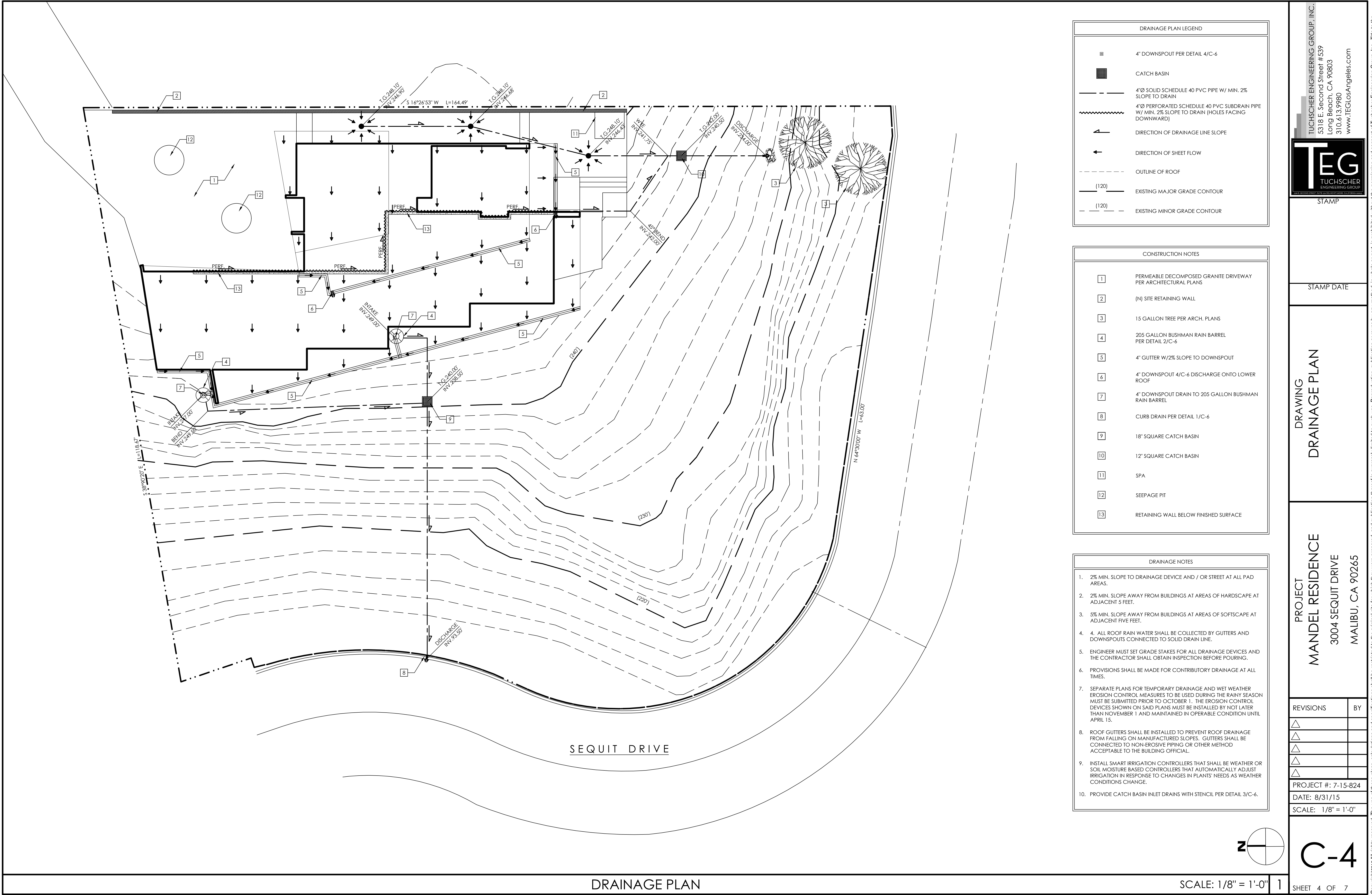
SCALE:

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DRAINAGE PLAN LEGEND	
	4" DOWNSPOUT PER DETAIL 4/C-6
	CATCH BASIN
	4"Ø SOLID SCHEDULE 40 PVC PIPE W/ MIN. 2% SLOPE TO DRAIN
	4"Ø PERFORATED SCHEDULE 40 PVC SUBDRAIN PIPE W/ MIN. 2% SLOPE TO DRAIN (HOLES FACING DOWNWARD)
	DIRECTION OF DRAINAGE LINE SLOPE
	DIRECTION OF SHEET FLOW
	OUTLINE OF ROOF
	EXISTING MAJOR GRADE CONTOUR
	EXISTING MINOR GRADE CONTOUR

CONSTRUCTION NOTES	
1	PERMEABLE DECOMPOSED GRANITE DRIVEWAY PER ARCHITECTURAL PLANS
2	(N) SITE RETAINING WALL
3	15 GALLON TREE PER ARCH. PLANS
4	205 GALLON BUSHMAN RAIN BARREL PER DETAIL 2/C-6
5	4" GUTTER W/2% SLOPE TO DOWNSPOUT
6	4" DOWNSPOUT 4/C-6 DISCHARGE ONTO LOWER ROOF
7	4" DOWNSPOUT DRAIN TO 205 GALLON BUSHMAN RAIN BARREL
8	CURB DRAIN PER DETAIL 1/C-6
9	18" SQUARE CATCH BASIN
10	12" SQUARE CATCH BASIN
11	SPA
12	SEEPAGE PIT
13	RETAINING WALL BELOW FINISHED SURFACE

DRAINAGE NOTES	
1.	2% MIN. SLOPE TO DRAINAGE DEVICE AND / OR STREET AT ALL PAD AREAS.
2.	2% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF HARDSCAPE AT ADJACENT 5 FEET.
3.	5% MIN. SLOPE AWAY FROM BUILDINGS AT AREAS OF SOFTSCAPE AT ADJACENT FIVE FEET.
4.	4. ALL ROOF RAIN WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS CONNECTED TO SOLID DRAIN LINE.
5.	ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE POURING.
6.	PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
7.	SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.
8.	ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
9.	INSTALL SMART IRRIGATION CONTROLLERS THAT SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
10.	PROVIDE CATCH BASIN INLET DRAINS WITH STENCIL PER DETAIL 3/C-6.

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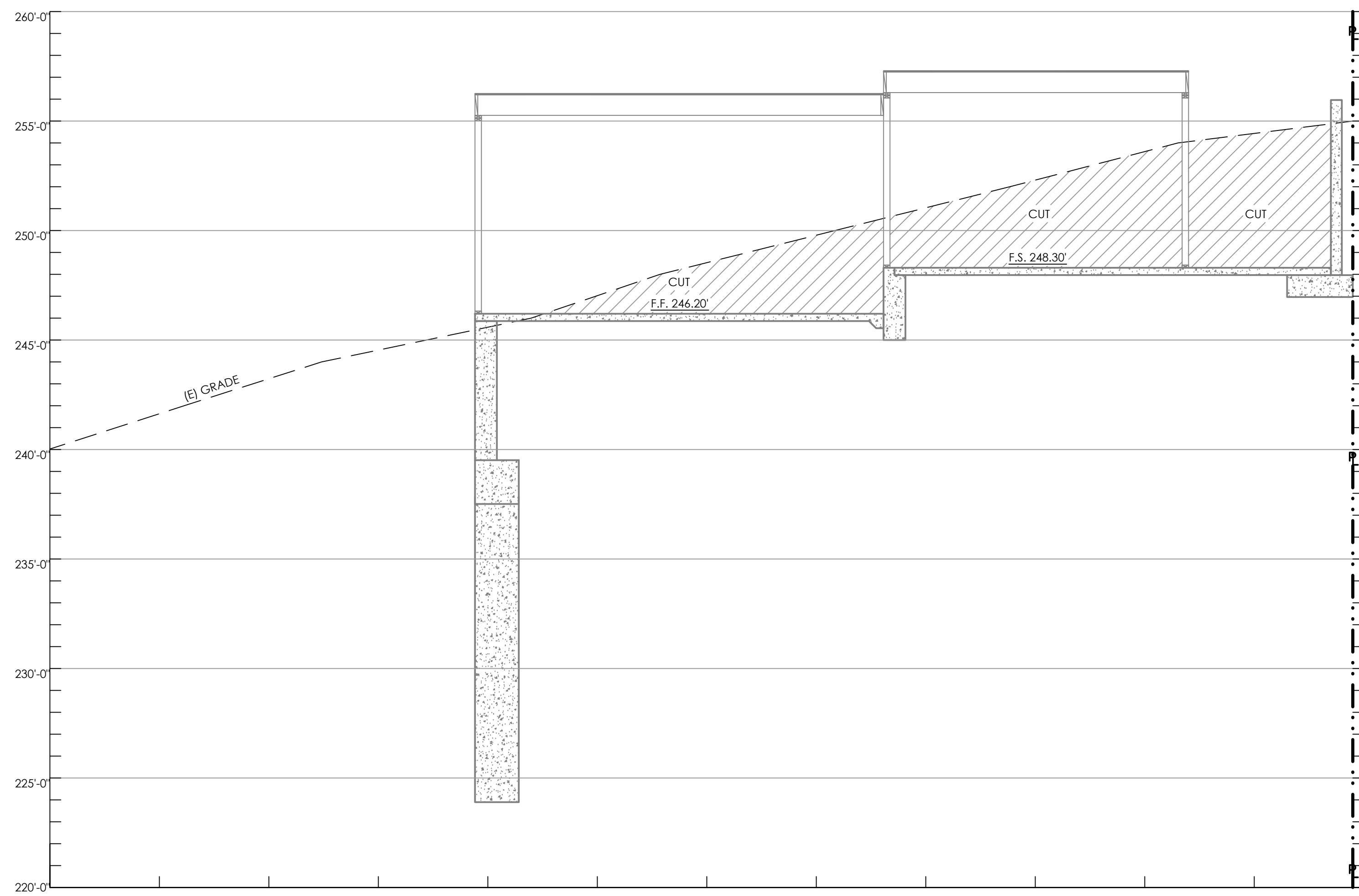
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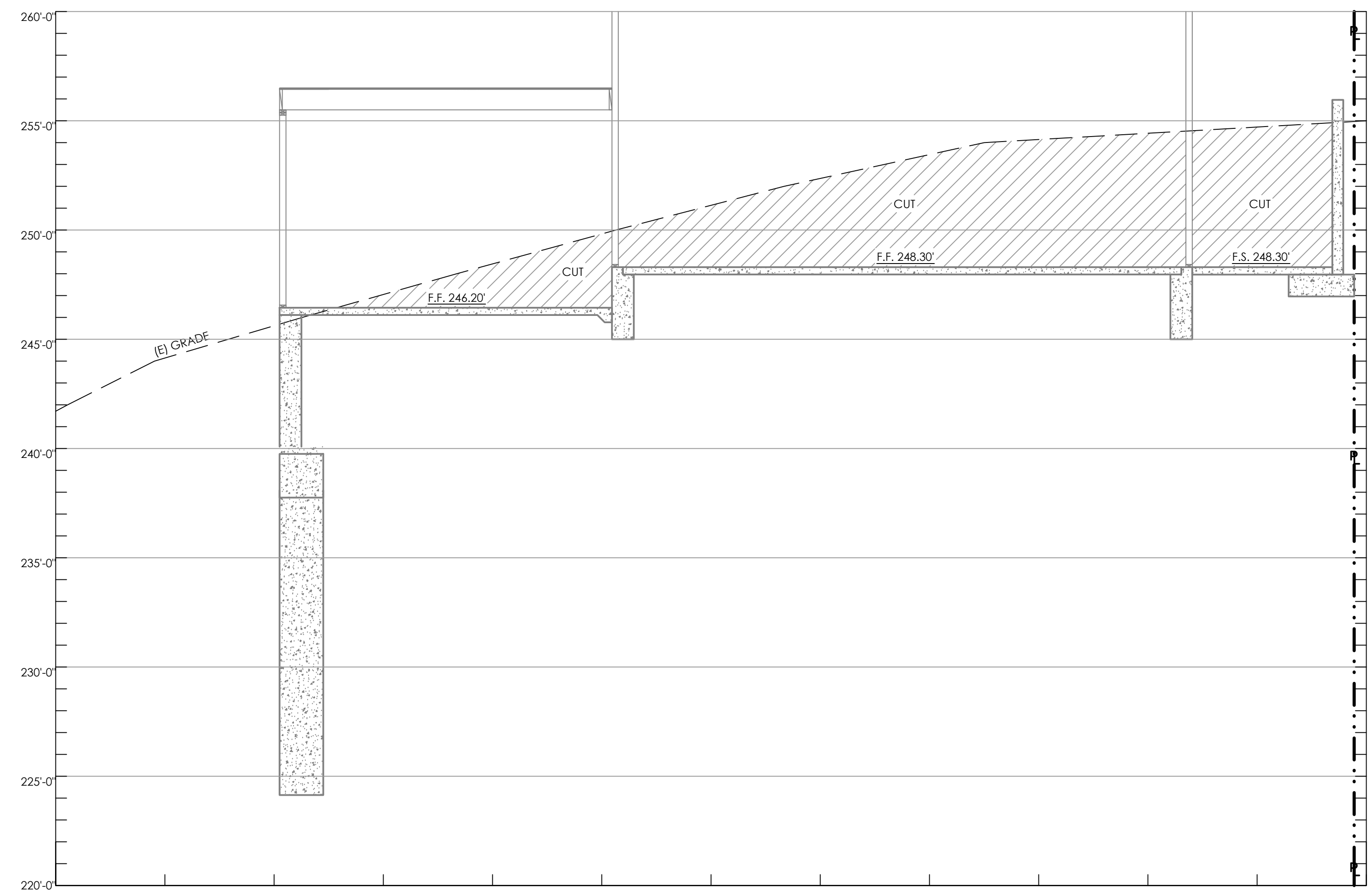
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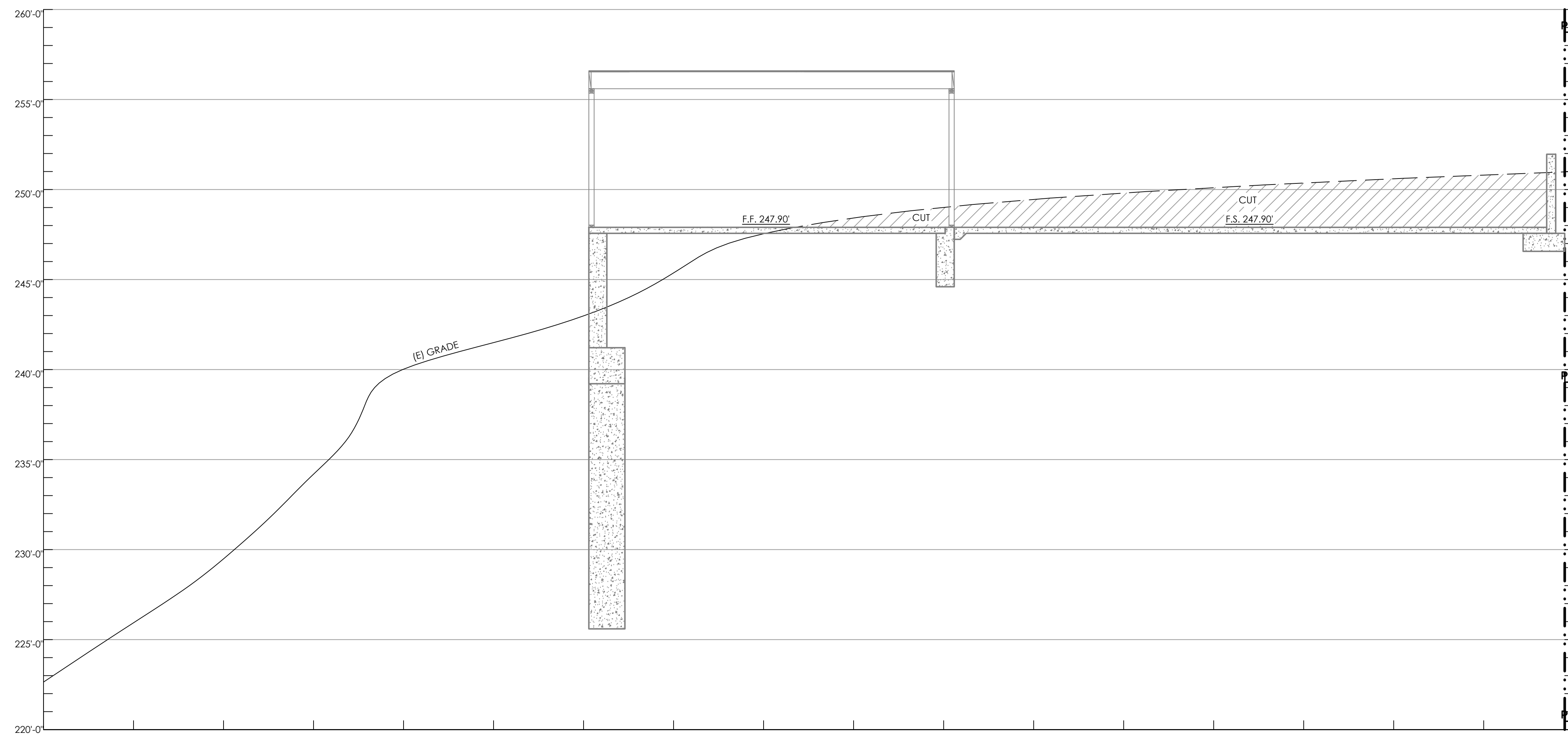
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SCALE: 1/4" = 1'-0"	1
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GRADING SECTION

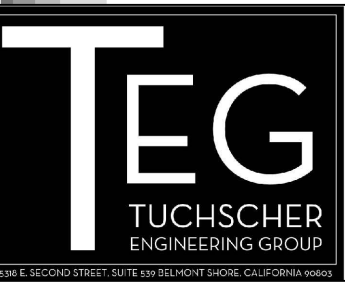
SCALE: 1/4" = 1'-0"	2
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GRADING SECTION

SCALE: 1/4" = 1'-0"	3
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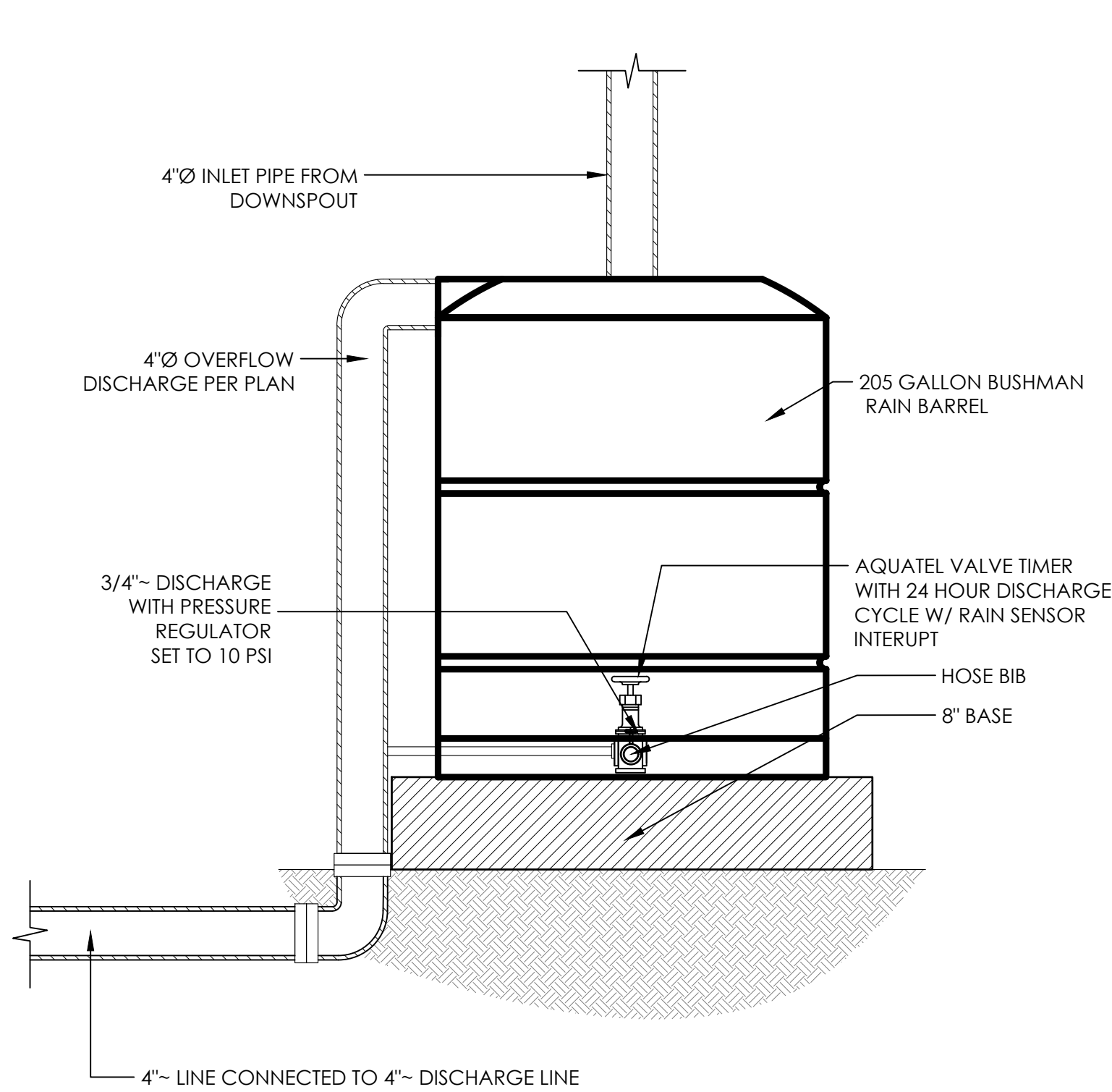
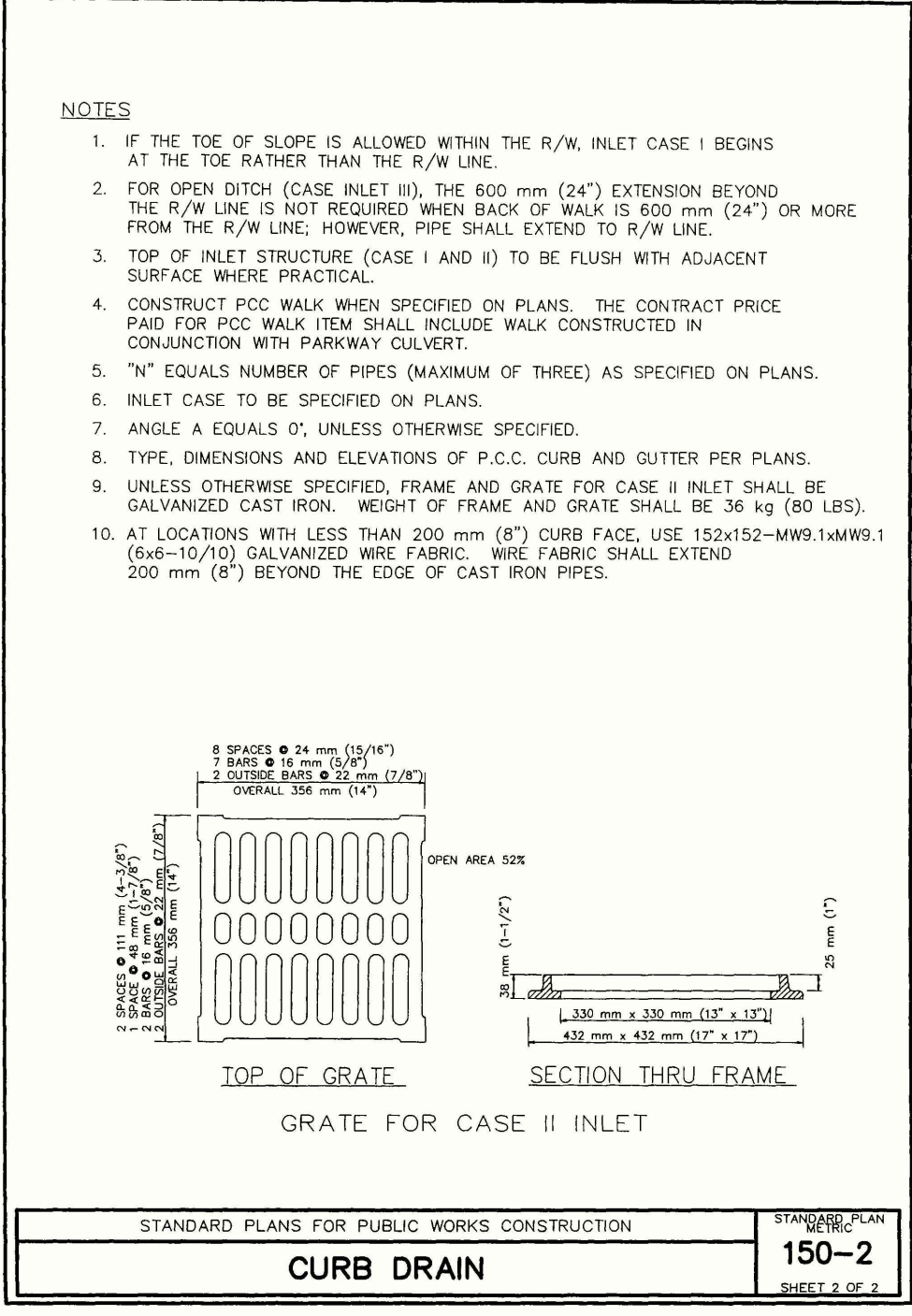
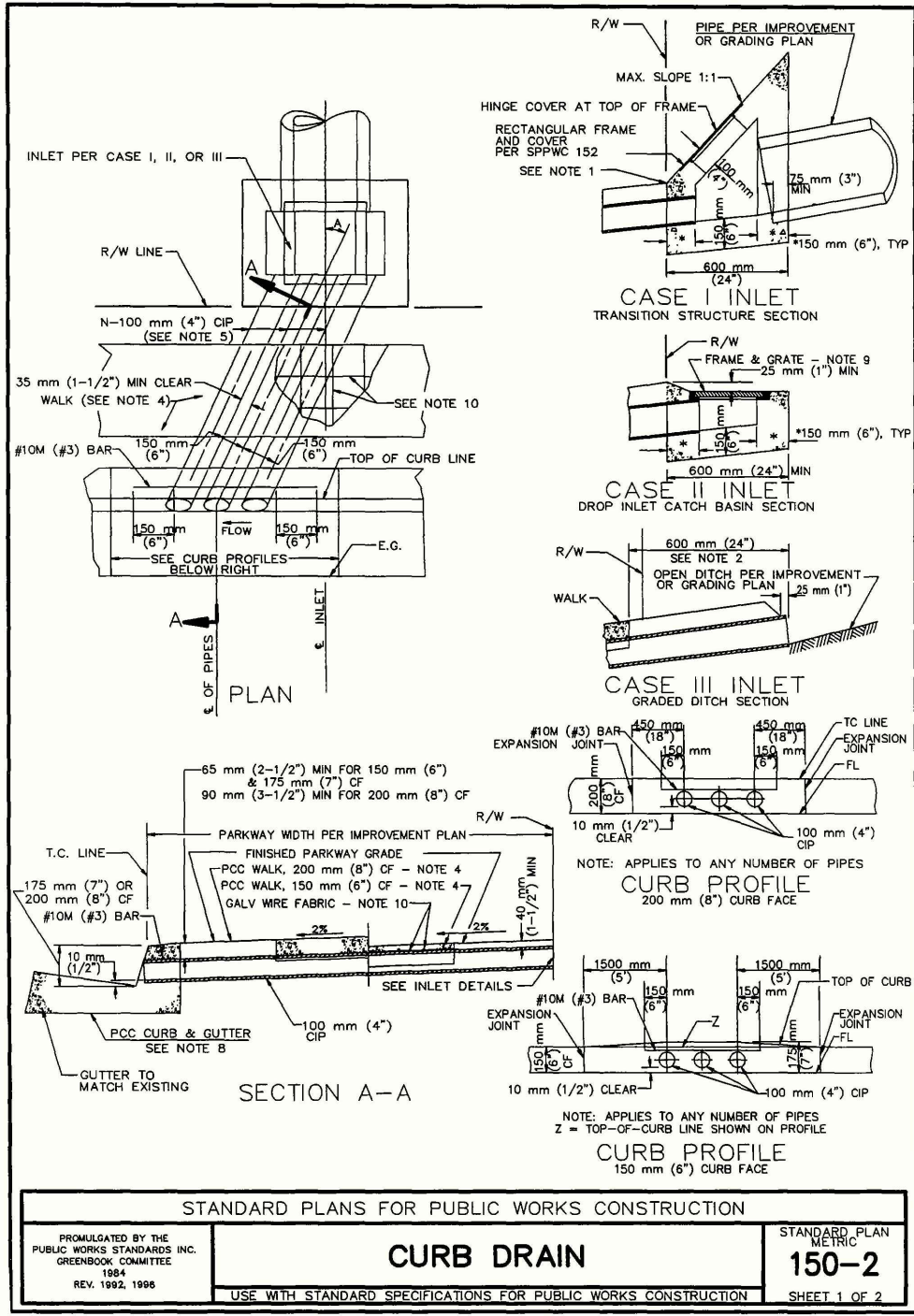
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CURB DRAIN STANDARD DETAIL

1

RAIN BARREL DETAIL

2

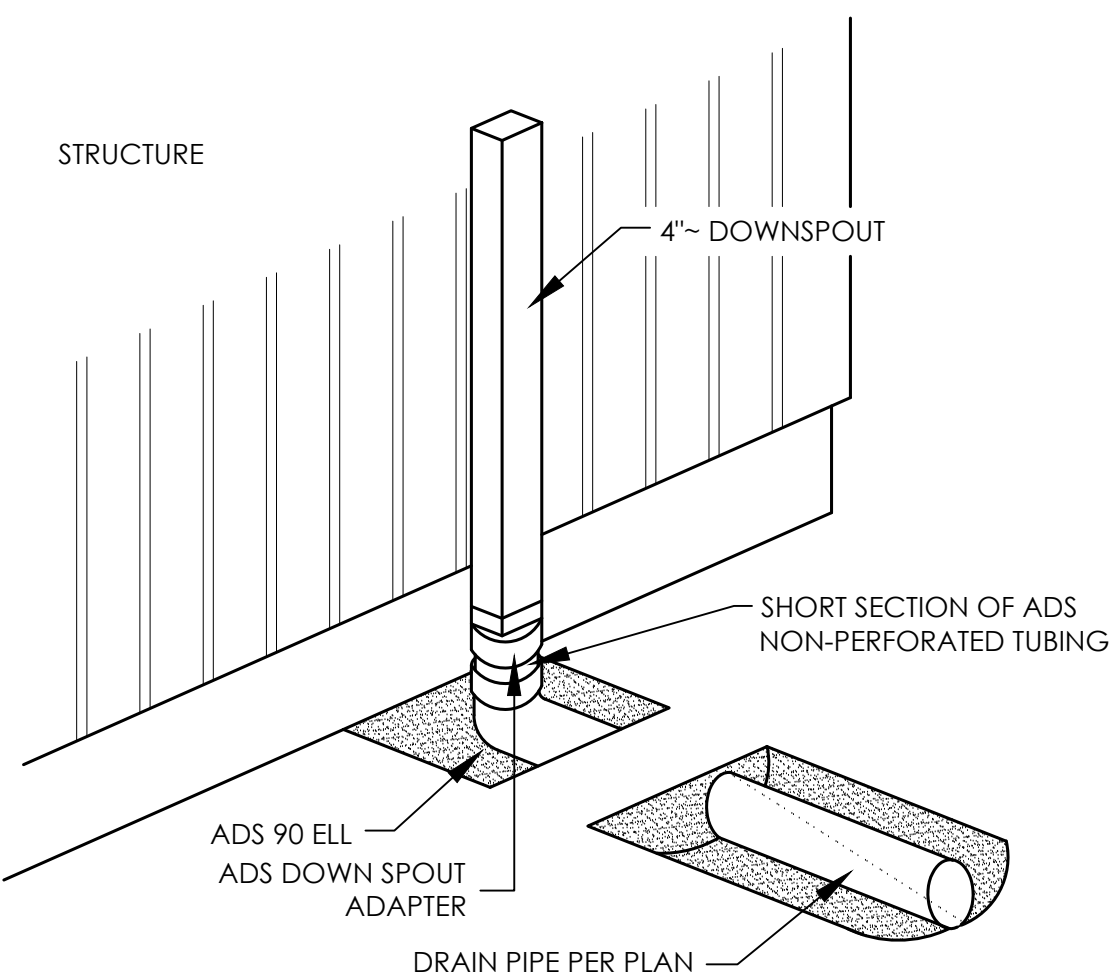
DOWNSPOUT DETAIL

4



DRAIN SIGNAGE

3



DRAWING DRAINAGE DETAILS

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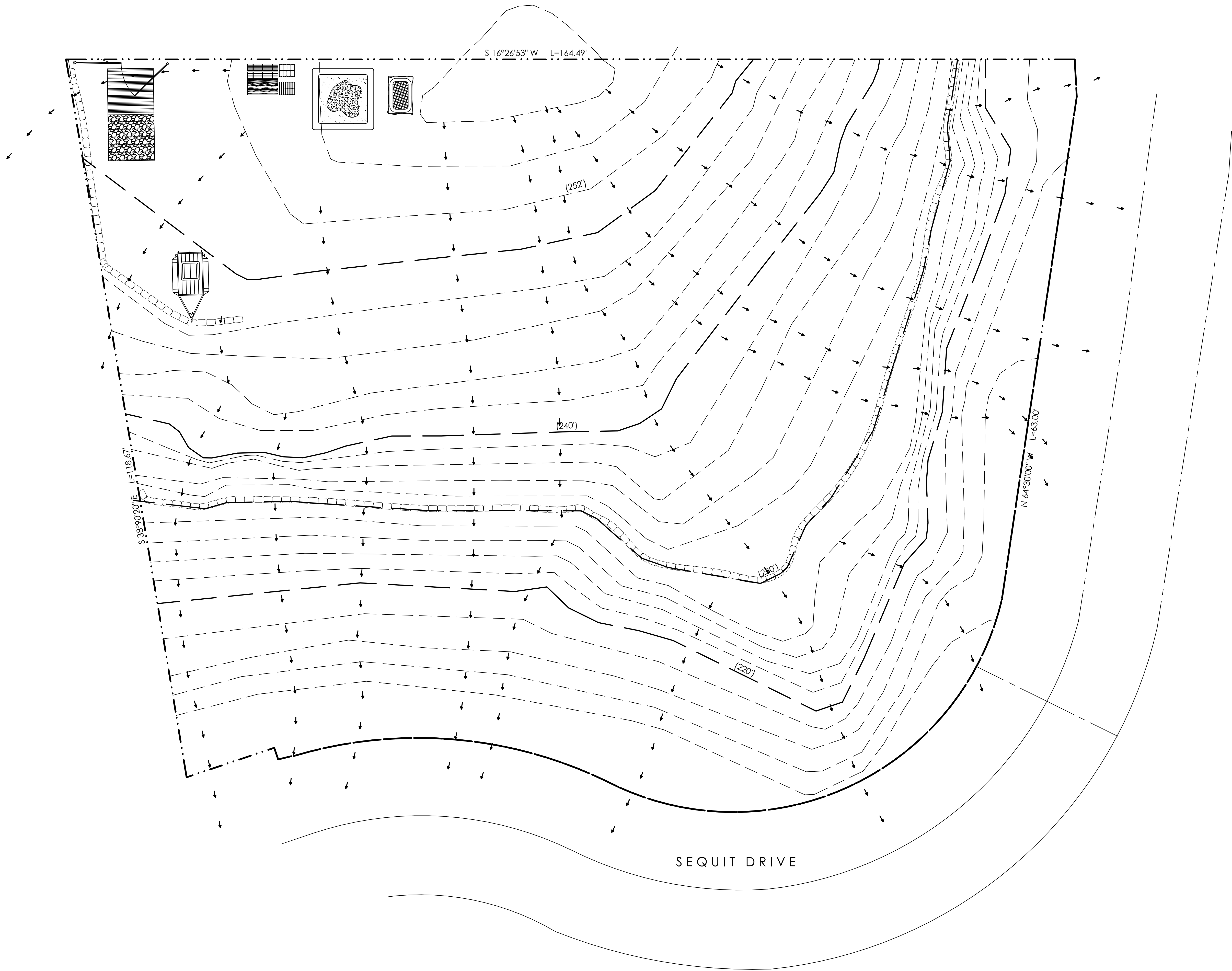
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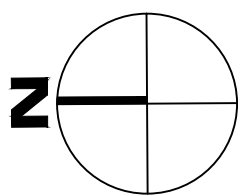
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EROSION CONTROL PLAN LEGEND	
	SILT FENCE
	SE-8 SANDBAG BARRIE
	WM-1 MATERIAL DELIVERY AND STORAGE
	WM-5 SOLID WASTE MANAGEMENT
	WM-8 CONCRETE WASTE MANAGEMENT
	WM-9 SANITARY WASTE MANAGEMENT
	SC-11 PAINT AND CHEMICAL STORAGE WITH SPILL CONTROL AND SPILL CLEANUP EQUIPMENT.
	TC-1 STABILIZED CONSTRUCTION ENTRANCE
	CONSTRUCTION GATE



WET WEATHER EROSION CONTROL PLAN

SCALE: 1/8" = 1'-0" 1

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